BK 3767

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel 150 14510

SEND TAX NOTICES TO:

ADDRESS:

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by R. H. Johnson and wife, Jewel Johnson, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Wayne Phillip Falbe and wife, Betty C. Falbe hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the First Addition to Riverwood Terrace, as of record in Book 2083, page 44, Register's Office for said County.

Said Lot No. 1 fronts 139.51 feet on the easterly side of Moss Rose Drive and runs back 331.23 feet on the northerly line and 305 feet on the southerly line, to the Cumberland River Water line, measuring 73.03 feet thereon.

Being the same property conveyed to Wayne Phillip Falbe and wife, Betty C. Falbe, by deed from Fred Allen Warrick and wife, Agnes Kirby Warrick, of record in Book 3163, page 6, Register's Office for said County.

The Plan of record in Book 2083, page 44, said Register's Office, shows an Owner's Certificate, a 75 foot building setback line from Moss Rose Drive, and a 10 foot easement for public utility purposes along the westerly part of the northerly line of premises, and a 20 foot easement for public utilities across the easterly part of the premises.

Restrictive Covenants of record in Book 2147, page 315, Register's Office for Davidson County, Tennessee.

THIS TRACT IS not IMPROVED AND SHOWN ON TAX RECORDS AS:
3806 Moss Rose Drive, Nashville, Tennessee
No. Street City Zone State

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 5 day of June

Wayne Phillip Falbe

Betty C. Falbe

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, James M. Foster, a Notary Public in and for said County and State, the within named Wayne Phillip Falbe and wife, Betty C. Falbe the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 5 day of June, 1964.

Commission expires December 2, 1967

James M. Foster
Notary Public

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
JUN 8 1964
PAID DUE
STATE TAX $ 10.25
PROBATE 50
TOTAL $ 11.00

File Foster Knibb & Myers 102-1469

WARRANTY DEED

FROM Wayne Phillip Falbe et ux, Betty C. Falbe

TO R. H. Johnson et ux, Jewel Johnson

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY, INC.

REGISTER'S OFFICE, TENN.
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record 8 day of JUN A.D. 1964 at 1:15 o'clock P.M.
and recorded in Book 3767 Page 35
Recording fee $ 2.00
Witness my hand this 8 day of JUN 1964
W. E. Worrall, Register
By L. Cox, Deputy Reg.



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